



12 WEAVING LANE, DARLINGTON, DL1 1NY

Offers In The Region Of £200,000

This impressive three-bedroom detached house on Weaving Lane, Darlington, is an ideal family home, situated on a generous plot in a highly sought-after location with excellent transport links.

Externally, the property benefits from a double parking space to the rear and a walled garden, offering a private and secure outdoor space.

Internally, the first floor comprises three well-proportioned bedrooms, including a master bedroom with an en suite, and a modern family bathroom. On the ground floor, you'll find a welcoming hallway, a convenient ground floor WC, a stunning kitchen/diner



HALLWAY

CLOAKS/WC

LOUNGE
18'2" x 9'10" (5.56 x 3.00)

KITCHEN/DINER
18'2" x 9'10" (5.56 x 3.01)

FIRST FLOOR

BEDROOM ONE
14'5" x 10'1" (4.40 x 3.09)

EN SUITE

BEDROOM TWO
10'2" x 9'10" (3.11 x 3.01)

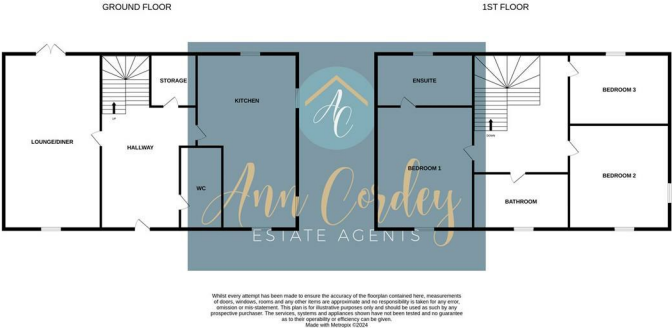
BEDROOM THREE
9'10" x 8'11" (3.02 x 2.72)

BATHROOM

EXTERNALLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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